

Key: 6706

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.403

LEGAL

LAND

DETACHED

BUILDING

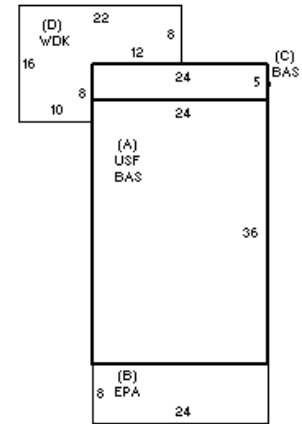
CURRENT OWNER		PARCEL ID	LOCATION		
FOLEY JOHN J 25 IRVING ROAD SCITUATE, MA 02066		34-20-8-0	25 IRVING RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FOLEY JOHN J		01/01/1973	QS		(49355)
ZUTTER LOUISE S & LAWRENC		01/01/1951	XX		(C00014251)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-0691	06/29/2022	3	ALTERATIONS	12,550	05/22/2023	JD	100 100
06-359	06/19/2006	3	ALTERATIONS	21,000	06/21/2007	SJ	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,686	OS 1.00	100	1.00	100	1.00	440,000	1.81	100	1.00	R03 1.00	378,740

TOTAL	20,691 SF	ZONING	FRNT	421	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E C/W 7 9	LAND	378,700	344,300		
Inf1	FACTOR 100		BUILDING	270,900	188,700		
Inf2	PHY 100		DETACHED	11,100	9,300		
			OTHER	0	0		
			TOTAL	660,700	542,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40 20X30		600	43.80	10,500
SHF	A	1.00	50 0.50 8X10		80	15.97	600



BUILDING	CD	ADJ	DESC	MEASURE	5/22/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/22/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/15/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1929	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	483,758		
NET AREA	1,848	DETAIL ADJ	1.224	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	984	1929	250.28	246,274	CONDITION ELEM	CD		
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	864	1929	227.60	196,648	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	192		90.20	17,318	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	256		38.40	9,830	KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.00	F	FPL	O	FIREPLACE	1		7,813.00	7,813	BATHS	F		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1963 / 59
																		COND	44 44 %
																		FUNC	0
																		ECON	0
																		DEPR	44 % GD 56
																		RCNLD	\$270,900